

**Type: House****Location: St. Marys****Price: £445,000****Bedrooms: 3**

A SUPERBLY PRESENTED, TOWN CENTRE PROPERTY OFFERING BRIGHT, WELL-PROPORTIONED ACCOMMODATION WITH SEA VIEWS ACROSS PORTHCRESSA BAY TO PENINNIS HEAD BEYOND.

SIGNIFICANTLY LARGER THAN THE OTHER HOUSES IN THIS POPULAR DEVELOPMENT, No 16 SILVER STREET COMPRISES RECEPTION PORCH, LIVING ROOM, LARGE BREAKFAST KITCHEN, UTILITY ROOM, DOWNSTAIRS WC, FIRST FLOOR LANDING, THREE BEDROOMS AND LARGE SHOWER ROOM. ATTRACTIVE COURTYARD GARDEN (SHARED WITH THE NEIGHBOURING PROPERTIES).

AN IDEAL MAIN OR HOLIDAY RESIDENCE. VIEWING HIGHLY RECOMMENDED.

For enquiries or to arrange a viewing:

**Call: 01720 422431**

Email: [enquiries@sibleysonscilly.com](mailto:enquiries@sibleysonscilly.com)

## DESCRIPTION AND LOCATION

Silver Street is situated in the heart of Hugh Town, within a short walk from the banks, shops, restaurants, public houses, Post Office, harbour and many other amenities the town offers.

The area surrounding the ever-popular Porthcressa Beach, just a few metres from the property, has recently been the subject of a £4million pound regeneration project, with improved public walkways, landscaped gardens and new amenity buildings.

Built in the mid 1970's as part of a development of nine townhouses, by celebrated local builder Roy Mitchell, No16 Silver Street was his private home for many years, and has the added benefit of a ground floor kitchen extension. The property is fitted out internally to an unusually high standard, with hardwood wall panelling, bespoke hardwood kitchen, exposed ceiling beams (salvaged from the shipwreck of the "Fantee", which foundered on the notorious Sevenstones Reef), and feature granite fireplace.

In summary, the property provides spacious, stylish accommodation in immaculate condition throughout. It has modern, low-maintenance uPVC windows and doors throughout, and electric storage heaters on the Economy 7 tariff. It is offered complete with all carpets and curtains as fitted, with other furniture and fittings available by separate negotiation. Viewing highly recommended.

## ACCOMMODATION

Dimensions are approximate. The condition and operation of appliances or services referred to have not been tested by Sibleys Island Homes and should be checked by prospective purchasers.

Multipaned uPVC entrance door to:

### RECEPTION PORCH 1.63m x 1.27m (5'4" x 4'2")

Having a quarry tiled floor and coat hanging space. Multipaned glazed door opening into:

### LIVING ROOM 6.37m x 5.90m (20'11" x 19'4")

A spacious room of great character, having exposed beamed ceiling, hardwood wall panelling and feature granite fireplace with alcove lighting. Large bay window, affording views across Porthcressa Bay to Peninnis Head beyond. Additional window overlooking the rear courtyard. Four ceiling lights and three wall lights. Ample power points, TV and Telecom socket. Two night storage heaters. Bespoke hardwood spiral staircase. Open window to kitchen, and hardwood door with stained glass panels opening into:

### KITCHEN / DINING ROOM 5.90m x 5.20m (19'4" x 17'00") maximum dimensions.

A heavily glazed corner room, having three windows and a fan-shaped vaulted ceiling with three rooflights providing excellent natural light levels. Exposed natural granite walls, with hardwood panelling to dado height. Ornamental fire surround, formed from substantial hardwood sections, with granite shelf. The room is fitted with an ample range of kitchen units, having hardwood panelled doors and drawer fronts crafted locally on Scilly, and hardwood worksurfaces with inset stainless steel double drainer sink unit. Slot in "New World" double oven cooker with ceramic hob and extractor over. Freestanding "Next" fridge/freezer. Circular dining table with seating for five people. Two triple-spotlight ceiling lights and four wall

An arched hardwood door opens from the living room into:

### UTILITY ROOM 2.64m x 1.53m (8'7" x 5'0")

Having quarry-tiled floor, and fitted with single-drainer stainless steel sink unit with cupboards beneath. Washing machine and tumble dryer with beech effect Formica worktop over. Vaulted ceiling with rooflight. Window overlooking rear courtyard, and half-glazed uPVC door leading via an external staircase to the courtyard and basement storage.

### WC 1.20m x 1.53m (4'0" x 5'0")

Again, having a quarry-tiled floor and fitted with close-coupled wc and wash hand basin. High level cupboard housing electricity meter and consumer units.

A hardwood spiral staircase rises from the living room to:

**FIRST FLOOR LANDING** 2.81m x 1.57m (9'2" x 5'2"), having loft hatch with drop-down ladder, and airing cupboard having slatted linen shelving and housing large factory-lagged hot water cylinder with timed immersion heater.

**BEDROOM ONE** 3.64m x 3.26m (12'0" x 10'7")

A bright and sunny, dual aspect room, having fabulous views across Porthcressa Bay to Peninnis Head, and a glimpse across Little Porth to the Garrison shore. Night storage heater. Central ceiling light and twin bedhead lights. Built-in double wardrobe.

**BEDROOM TWO** 3.26m x 3.26m max, 2.85m min (10'8" x 10'8" max, 9'4" min)

Again enjoying a sea glimpse across Little Porth, and having excellent natural light. Night storage heater. Central ceiling light and twin bedhead lights. Built-in single wardrobe.

**BEDROOM THREE** 2.61m x 2.57m (8'7" x 8'5")

A generous single bedroom, with superb sea views across Porthcressa Bay. Night storage heater.

**SHOWER ROOM** 2.48m x 1.91m plus shower cubicle (8'2" x 6'3")

A stylish and well-sized room, large enough to install a bath if preferred. Raised changing area, with deep shower cubicle having hinged glass door and thermostatic shower fitted. Full width counter-top with inset basin, twin double storage cupboards under and concealed pelmet lighting over. Close-coupled wc. Marble tiling. Shaver socket. Opaque window.

## OUTSIDE

To the rear of the property is a communal and highly attractive courtyard, with central, gazebo-style glasshouse, raised beds planted with shrubs & palms, and ornamental pond. Separate access out onto Silver Street under gated arch.

Below the Utility Room, accessed externally, is a **STORAGE CUPBOARD** 4.00m x 1.55m max, 1.10 m min (13'1" x 5'1" max, 3'7" min), with adjoining understairs storage cupboard.

## SERVICES

We understand that Telecom, mains electricity, water and drainage are all connected to the property.

## LOCAL AUTHORITY

Council of The Isles of Scilly, Town Hall, St Mary's, Isles of Scilly, TR21 0LW. Tel: 01720 422537.

The property is assessed for Council Tax under Band "G", having a charge for the 2015 / 2016 year of £2,068.36. In addition, water and sewage are charged at the current rate.

## TENURE

We understand the property is owned freehold.

## EPC

The EPC can be downloaded at: <https://www.epcregister.com/searchReport.html?RRN=0428-1930-6202-7755-7900>

## VIEWING

Strictly by arrangement with the Sole Agents, **SIBLEYS ISLAND HOMES**, Porthcressa, St Mary's, Isles of Scilly, TR21 0JX. Tel: 01720 422431. Fax: 01720 423334.







## Notes



16 Silver Street

Porthcressa St Marys Isles of Scilly

Applicants are requested to make appointments to view and conduct negotiations through the Agents. No responsibility can be accepted for any expense incurred by fruitless journeys. Sibleys Island Homes for themselves and for the vendors or lessees of this property whose agents they are give notice that:

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